



42 Swans Quay, Retford, DN22 6NS



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£155,000

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This beautifully presented home at Swans Quay is the perfect opportunity for modern, comfortable living. The ground floor offers a well-equipped kitchen with a breakfast bar and a cosy lounge with French doors that open directly to the garden. Upstairs, you will find two good-sized bedrooms and a stylish, contemporary bathroom with a large walk-in shower. Complete with a private, low-maintenance rear garden, this property is an ideal choice for first-time buyers or investors seeking a turnkey home.





Kitchen 3.76m x 3.76m (12'4" x 12'4")

Features a double-glazed window to the front, a breakfast bar, and both floor and wall cupboards. It includes an integrated oven, an electric hob with an extractor hood, and a sink with a mixer tap and drainer. There is space and plumbing for a washing machine, and a handy under-stairs cupboard for storage.



Lounge 3.61m x 3.57m (11'10" x 11'8")

French doors with double-glazed glass lead to the rear garden, with matching side lights. The room includes an electric fire with a surround, a TV point, and a wall-mounted electric storage heater.



First Floor Landing

Provides access to the loft.

Bedroom One 3.62m x 2.79m (11'11" x 9'2")

Located at the rear of the property, this bedroom includes a TV point, a fitted storage area, and a wall-mounted electric storage heater.

Bedroom Two 3.64m x 2.31m (11'11" x 7'7")

Features a double-glazed window to the front, full-length fitted storage, and an airing cupboard.



Gardens and Grounds

A small path leads to the front door, with a tarmac driveway providing rear access along the left side. The rear garden is private and enclosed, with a gravel area and a small patio, perfect for outdoor dining or entertaining.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these



particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

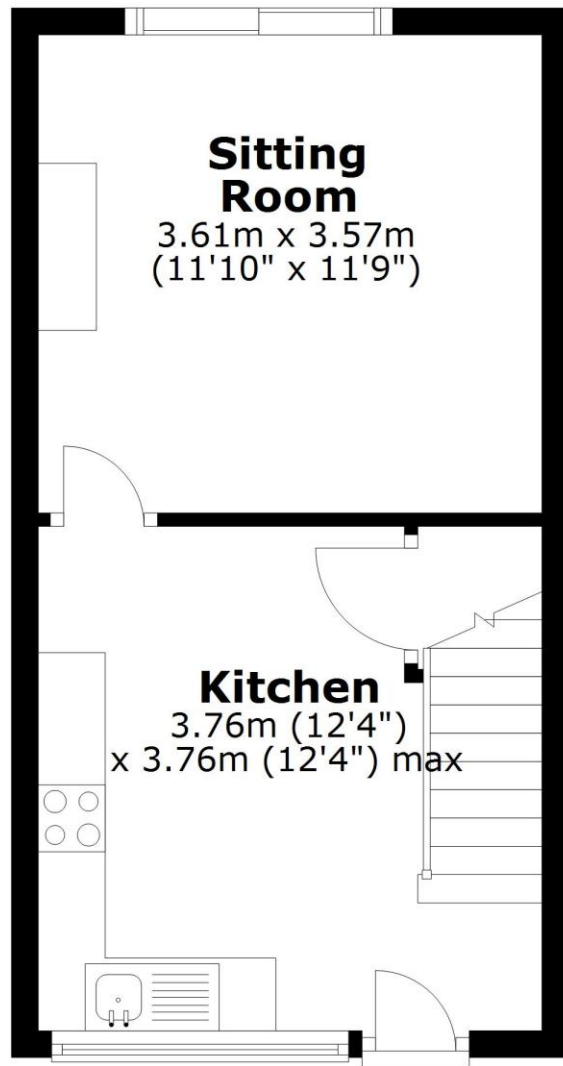
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



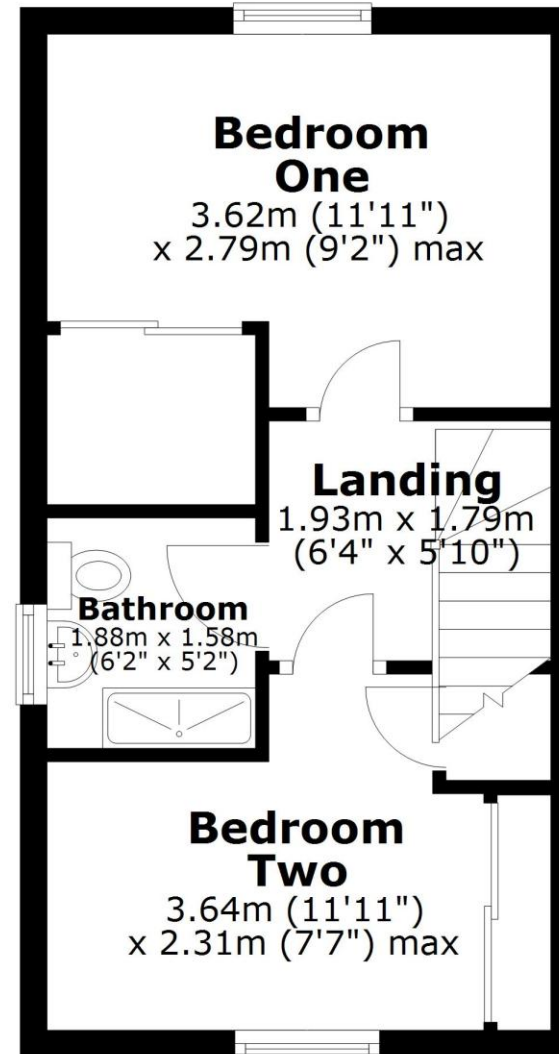
Ground Floor

Approx. 27.4 sq. metres (295.2 sq. feet)

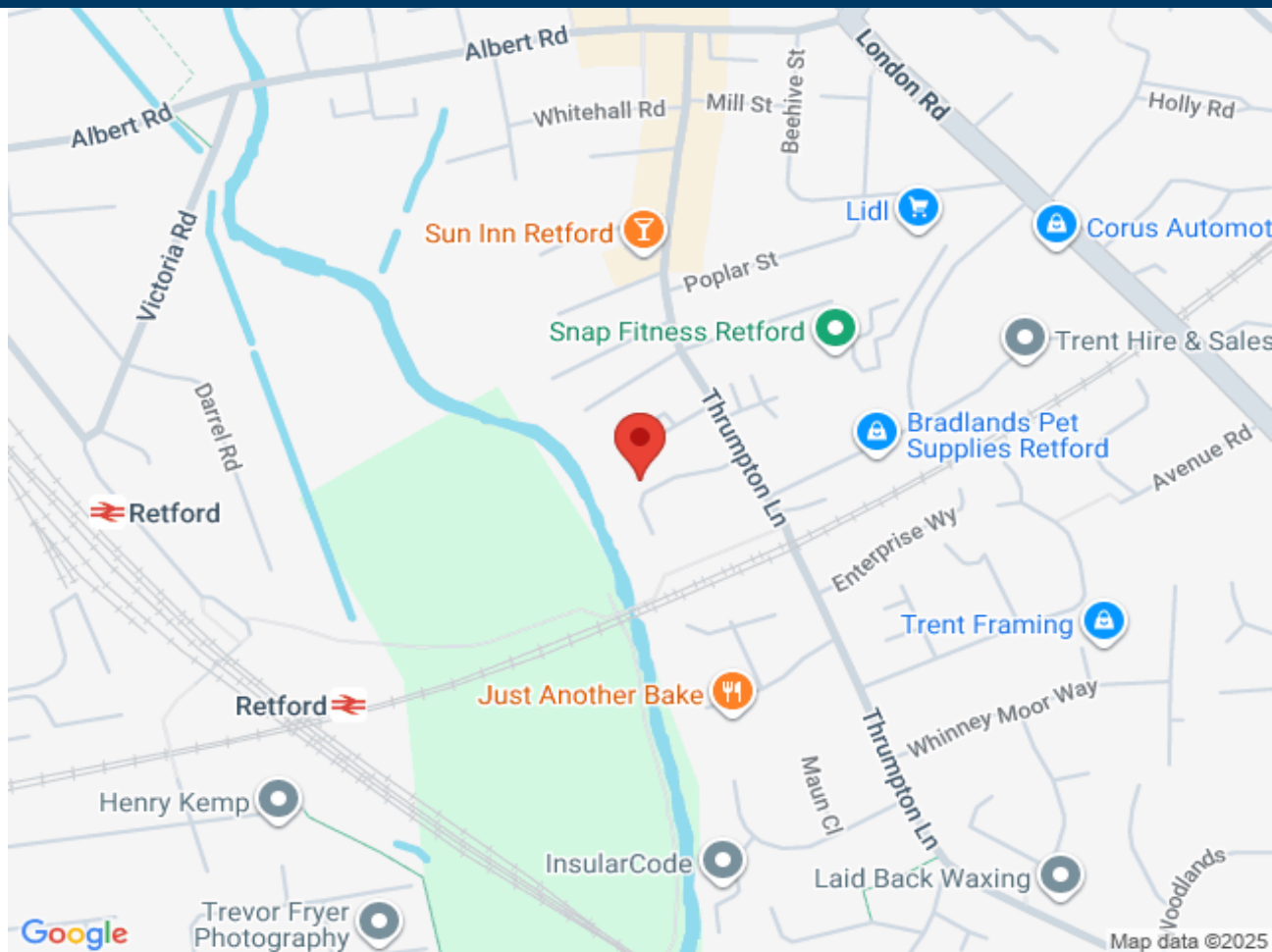


First Floor

Approx. 27.1 sq. metres (291.3 sq. feet)



Total area: approx. 54.5 sq. metres (586.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		